

Board Agenda Item  
October 18, 2011

4:30 p.m.

Public Hearing on PCA 2009-SU-020 (Pender L.L.C) to Amend the Proffers and Conceptual Development Plan for RZ 2009-SU-020 Previously Approved for Mixed Use Development to Permit Modifications to Approved Proffers and Site Design with an Overall Floor Area Ratio (FAR) of 0.25, Located on Approximately 9.99 Acres of Land Zoned PDC, HC and WS (Sully District)

The applicant property is located in the Northwest quadrant of the western intersection of Lee Jackson Memorial Highway and Fair Ridge Road. Tax Map 46-3 ((1)) 15A3.

PLANNING COMMISSION RECOMMENDATION:

On Thursday, October 6, 2011, the Planning Commission voted unanimously (Commissioners Donahue, Hall, Harsel and Murphy absent from the meeting) to recommend to the Board of Supervisors approval of the following actions pertinent to the subject application:

- Approval of PCA 2009-SU-020, subject to the execution of the proffers consistent with those dated September 12, 2011;
- Reaffirmation of the waiver of the transitional screening requirements to the west and south;
- Reaffirmation of the waiver of the barrier requirements to the south; and
- Reaffirmation of the waiver of the service drive requirement along Route 50.

In addition, the Planning Commission voted unanimously (Donahue, Hall, Harsel and Murphy absent from the meeting) to approve FDPA 2009-SU-020, subject to the Board of Supervisors' approval of PCA 2009-SU-020.

ENCLOSED DOCUMENTS:

Attachment 1 - Verbatim excerpt from the October 6, 2011 Planning Commission meeting

Staff Report previously furnished and available online at:

<http://ldsnet.fairfaxcounty.gov/ldsnet/ldsdfw/4362567.PDF>

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STAFF:

Barbara Berlin, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)

Brent M. Krasner, Staff Coordinator, Zoning Evaluation Division, DPZ

Planning Commission Meeting  
October 6, 2011  
Verbatim Excerpt

PCA/FDPA 2009-SU-020 – PENDER, LLC

After Close of the Public Hearing

Vice Chairman Alcorn: And I'll close the public hearing; recognize Commissioner Litzenberger for action.

Commissioner Litzenberger: Thank you, Mr. Chairman. I have five motions on this application. First, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA 2009-SU-020, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 12<sup>TH</sup>, 2011.

Commissioner de la Fe: Second.

Vice Chairman Alcorn: Seconded by Commissioner de la Fe. Any discussion on that motion? All those in favor of recommending approval of PCA 2009-SU-020, consistent with the proffers dated September 12<sup>th</sup>, 2011, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. Commissioner Litzenberger.

Commissioner Litzenberger: I MOVE THE PLANNING COMMISSION APPROVE FDPA 2009-SU-020 SUBJECT TO THE BOARD'S APPROVAL OF THE ASSOCIATED PCA.

Commissioner Flanagan: Second.

Vice Chairman Alcorn: Seconded by Commissioner Flanagan. Any discussion of that motion? All those in favor of approving FDPA 2009-SU-20, say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. Commissioner Litzenberger.

Commissioner Litzenberger: Thank you, Mr. Chairman. I MOVE THE PLANNING COMMISSION RECOMMEND APPROVAL OF A REAFFIRMATION OF THE PREVIOUSLY APPROVED WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENTS TO THE WEST AND SOUTH.

Commissioner Flanagan: Second.

Vice Chairman Alcorn: Seconded by Commissioner Flanagan. Discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries.

Commissioner Litzenberger: I MOVE THE PLANNING COMMISSION RECOMMEND APPROVAL OF A REAFFIRMATION OF THE PREVIOUSLY APPROVED WAIVER OF THE BARRIER REQUIREMENTS TO THE SOUTH.

Commissioner Flanagan: Second.

Vice Chairman Alcorn: Seconded by Commissioner Flanagan. Any discussion on that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries.

Commissioner Litzenberger: Lastly, Mr. Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND APPROVAL OF A REAFFIRMATION OF THE PREVIOUSLY APPROVED WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG ROUTE 50.

Commissioner Flanagan: Second.

Vice Chairman Alcorn: Seconded by Commissioner Flanagan. Any discussion on that fifth and final motion? Seeing none, all in favor of the motion, say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries as well.

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(The motions carried unanimously with Commissioners Donahue, Hall, Harsel, and Murphy absent from the meeting.)

JLC